

STRIDE TREGLOWN

PLANNING STATEMENT

SCHOOL OF ART & DESIGN -
SUSBTATION

BARTON PEVERIL COLLEGE



STRIDE TREGLOWN JOB NO.	
155652	
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AUG 2024	
REVISION	
01	

Revisions

Revision	Description
Rev 01 (13/08/2024)	Internal review
Rev 02 (14/08/2024)	External issue

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1. Introduction

1.1. The Application

- 1.1.1 Stride Treglown, on behalf of Barton Peveril College, submit this Planning Statement in support of the proposed installation of a new substation to support the use of the School of Art & Design at Barton Peveril College, Chestnut Avenue, Eastleigh SO50 5ZA.
- 1.1.2 The School of Art & Design was granted full planning permission on 28th March 2023 under planning application reference F/22/94434 and is currently under construction. The substation is required to provide power to, and thereby support the use and operation of the School of Art & Design.

1.2. Site Location and Description

- 1.2.1 Barton Peveril College is located in Eastleigh, to the north of Southampton. The site sits north of Chestnut Avenue, approximately 900m north of Southampton Airport.
- 1.2.2 The site is wholly within the area administered by Eastleigh Borough Council, in the ward of Eastleigh South.
- 1.2.3 The site is within a mostly residential area, except for Eastleigh College and Crestwood Community School to the east of the site.
- 1.2.4 All the buildings on the Barton Peveril College site are separated from the other non-residential uses by the playing fields for Barton Peveril College and, directly adjacent to those, the school playing fields.
- 1.2.5 The primary access route into the College is from Chestnut Avenue to the south, with a secondary access route to the north of the College via Tennyson Road. The campus is approx. 7.4ha in size, consisting of buildings of varying heights.

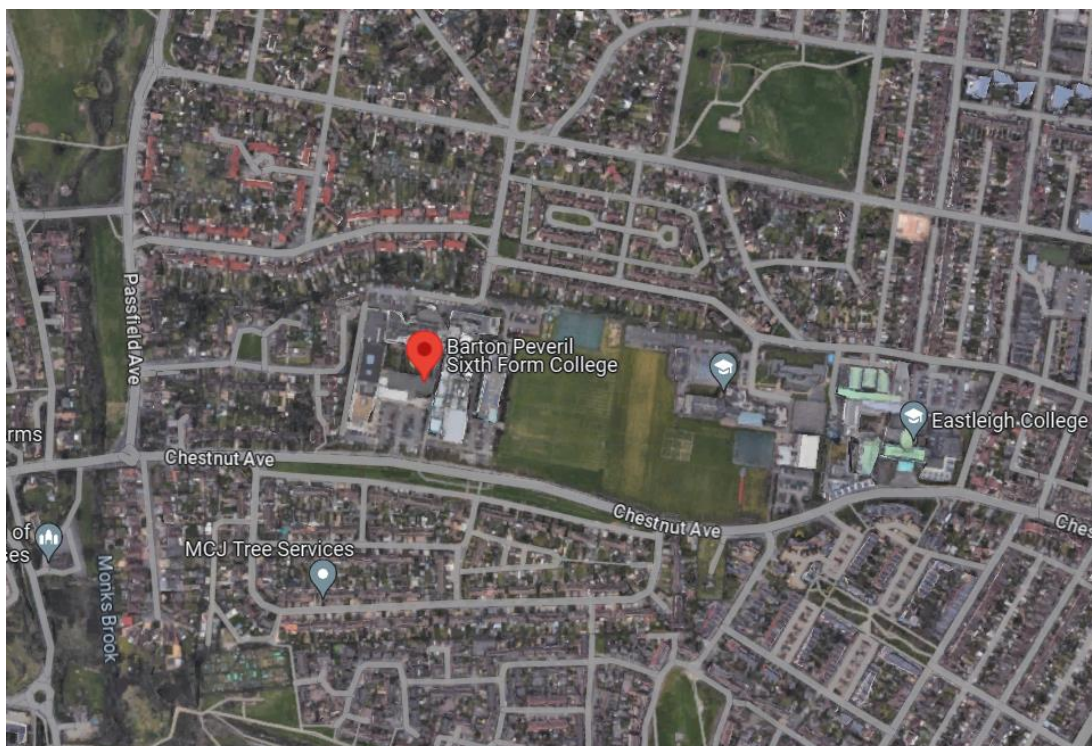


Figure 1 – Google aerial image of site

- 1.2.6 The substation is proposed to be installed within the car parking adjacent the northern boundary of the College site.

2. Planning Policy Context

2.1. National Planning Policy Framework (2023)

- 2.1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990).
- 2.1.2 The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently updated in December 2023.
- 2.1.3 The NPPF (Para 2) requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This also includes a requirement to consider local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.
- 2.1.4 The NPPF considers (Para 7) that the purpose of the planning system is to contribute to the pursuit of sustainable development, a concept that is considered to be summarised as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The overarching achievement of sustainable development concerns; economic, social and environmental objectives. Development should support each of these in mutually supportive ways (Para 8).

Design

- 2.1.5 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process (Para 131).
- 2.1.6 Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.2. Local Development Plan

- 2.2.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990). Planning applications will be granted where proposals accord with local plan policies (and where relevant, policies within neighbourhood plans) when taken as a whole, unless material considerations indicate otherwise.

2.3. Eastleigh Borough Local Plan 2016 – 2036

- 2.3.1 The Eastleigh Borough Local Plan sets out how and where Eastleigh will develop in the future. It outlines challenges facing Eastleigh and how they will be addressed, the vision for the future of Eastleigh, the strategy for achieving the vision, and policies and proposals to enable the Borough to grow and develop. The Local Plan was adopted by the Council on 25th April 2022 replacing the previous Draft Local Plan 2011-2029.

- 2.3.2 The plan specifically mentioned Barton Peveril College in a section focusing on Eastleigh, in paragraph 6.4.13, noting that:

“There are first class further education facilities at Eastleigh College and Barton Peveril College providing vocational and non-vocational courses for a wide catchment that extends beyond the Borough”.

- 2.3.3 The following Local Plan policy is considered to be of key relevance to the proposed works.

- 2.3.4 **Policy DM1 - General criteria for new development** requires that all development should (as relevant):

- a) not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
- b) make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
- c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
- d) not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
- e) include a landscape scheme covering the design and layout of external space;
- f) protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

- g) provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
- h) incorporate provision for people with disabilities and create accessible communities that cater for all;
- i) incorporate design measures to inhibit criminal and anti-social behaviour;
- j) incorporate provision for on-site waste management; and include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy

2.3.5 **Policy DM8 – Pollution** states:

2.3.6 Development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through noise or vibration.

2.3.7 **Policy DM11 - Nature Conservation** states:

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;
 - iii. and facilitate their adaptation to climate change wherever possible.

2.3.8 The policy also notes that the Council will seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils.

2.3.9 **Policy DM14 – Parking** states:

2.3.10 For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.

3. Planning History

3.1.1 As an established College, Barton Peveril College has been subject of many major and minor applications for planning permission over its lifespan to date. Planning applications of particular note from the last decade are set out below:

- F/22/94434: Construction of a two-storey building to accommodate the College's Art and Design school. Permitted 28/03/23.
- F/21/90116: Construction of a three-storey building for business school with external 2nd floor terrace, parking, external lighting and landscaping. Permitted 17/09/21.
- F/20/88568: Single storey side extension to theatre to create a Chair Store. Permitted 16/10/20.
- F/17/80694: Extension to existing external plant compound to the north of the existing college kitchen to accommodate new air handling unit and condensers. Permitted 21/08/17.
- X/14/75587: Application for Variation of Condition 8 (which limits internal floor area) of planning permission O/09/64595 for the construction of 2 and 3 storey buildings and a MUGA. Permitted 09/02/15.
- R/13/72314: Reserved Matters Phase 2 - development of two-storey buildings following demolition of existing buildings together with landscaping pursuant to outline planning permission O/09/64595 (reserved matters for approval: appearance, landscaping, layout and scale). Permitted 15/05/13.
- R/12/70729: Reserved Matters: Phase 1 development of two and three-storey buildings following demolition of existing buildings with associated car parking and landscaping pursuant to outline planning permission O/09/64595 (matters of siting, design, external appearance and landscaping for consideration). Permitted 20/06/12.
- R/14/74906: Reserved Matters application to outline planning permission O/09/64595 for the third phase of development. comprising construction of 3-storey science building following demolition of the Tennyson Building & provision of car parking and landscaping. Permitted 05/09/14.
- F/12/70727: Construction of 2no. three-court Multi Use Games Areas (MUGA) in place of 1no. four-court MUGA approved as part of outline planning approval O/09/64595. Permitted 27/06/12.
- F/11/68414: Addition of cladding and alterations to windows on Mountbatten building and part of the Hampshire building. Permitted 17/03/11.
- O/09/64595 Outline: Construction of 2 and 3 storey buildings following demolition of existing buildings (2,782 sq.m net additional gross internal floor space), together with 4 court multi use games area (MUGA), car parking and landscaping. (only the means of access to be considered). Grant outline 04/06/10.

4. Planning Considerations

4.1. Proposed Works

- 4.1.1 The works proposed relate to the installation of a new substation within the car parking area to the north of the College site. The substation is required to provide power to the new School of Art & Design (currently under construction) granted planning approval on 28th March 2023 under planning application reference F/22/94434.
- 4.1.2 The substation enclosure will extend 3.1m in width, 3.1m in length and stand 2.26m in height. The enclosure finish will be dark green in colour and externally, includes double access doors and 4 louvred screens to provide ventilation to the enclosed transformer unit. To facilitate its installation, the substation will require the removal of 2 car parking spaces.

4.2. Visual Impact

- 4.2.1 The substation is proposed to be installed within the car parking area to the north of the College site. A number of residential properties are located to the north and west of the College. Properties in closest proximity to the area where the substation is proposed to be installed are c35m to the north on Locksley Road, the rear gardens of which extend further to the south and adjacent the College site boundary, and proposed substation location.
- 4.2.2 Notwithstanding the proximity between these properties and the proposed substation location, a tall standing, continuous tree line / hedgerow extends along the northern boundary of the College site either side of the access point from Tennyson Road. The height of the vegetation is such that it provides a natural visual screen between rear windows of properties on Locksley Road and the College site, to the extent that the substation would be wholly screened from view.
- 4.2.3 The proposed works are not considered to give rise to any adverse visual impacts and are considered to comply with the requirements of Policy DM1 in that the development would not have an unacceptable impact on residential amenity or the character and appearance of the area.

4.3. Transport and Access

- 4.3.1 Due to the location of the proposed substation installation and its size/scale, there will be no impact on accessibility or access routes within the College site. The proposed works will require the removal of 2 car parking spaces.
- 4.3.2 A Transport Statement and Travel Plan (both dated December 2022) were submitted in support of the School of Art and Design application (approved on 28th March 2023 under planning application reference F/22/94434) which highlighted that at the start of the 2027/28 academic year (once the School of Art and Design is operational), the parking demand on site in relation to staff numbers would be 230 spaces and a total of 228 spaces would be available for staff parking.
- 4.3.3 The submitted Travel Plan also noted that 77% of staff currently travel to work by car and other initiatives are proposed within the Travel Plan to encourage the uptake of other means of sustainable travel to and from the College.

- 4.3.4 While the staff car parking space provision would be reduced by 2 spaces, the data collected in relation to transport movements by staff highlights that adequate provision exists to meet the car parking demand and that it could be reasonably assumed that the demand would decrease following the implementation of the initiatives contained within the Travel Plan to encourage travel by other sustainable means. On this basis, it is considered that the loss of 2 parking spaces would not result in an overspill of parking on the surrounding highway network as a result of the development proposals and that adequate car parking provision would be retained, in accordance with Policy DM14.

4.4. Noise

- 4.4.1 A Technical Note has been produced by the project team's acoustic consultant and is submitted in support of this application. In summary, the Technical Note sets out that the transformer unit within the substation will generate a sound power level of 44.3dBA, which is a low level. There is a tone at 100Hz as is common with transformers, but this gives a level of only 32.7dB SPL at 0.3m from the test compared with an SPL of 36.7dB, which is also low. The transformer will run 24 hours a day, so needs to be considered in respect of day and night noise levels.
- 4.4.2 The noise level has been calculated to two receptors (both shown in Figure 1 on the accompanying Technical Note). The main assessment is to the closest dwelling at 39.1m from the unit. However, as there is a garden backing onto the unit, calculations have also been made to the rear of the garden at around 4.5m from the unit. The calculation are provided at the end of the Technical Note. The predicted levels are 5dBA at the house and 22dBA in the garden. These are very low absolute noise levels and would be acceptable when considered in terms of absolute noise levels alone.
- 4.4.3 To give context and in line with BS4142, the background noise levels measured during the baseline noise survey for the Arts Block were LA90 39dB at night, LA90 41dB evening and LA90 45dB during the day. The transformer will operate at night, so that is the key level. The predicted level is around 34dB below the background noise level. This is therefore an insignificant noise level and would not be expected to be audible at the housing, even allowing for a 100Hz tone.
- 4.4.4 In the garden, the noise limit for outdoor amenity spaces is usually taken from BS8233 as 50dB LAeq. The level is some 28dBA below that. It is also more than 10dBA below the background noise level.
- 4.4.5 Therefore, the noise of the transformer is not considered to be significant or an issue when considered in respect of residential amenity.

4.5. Ecology

- 4.5.1 The College site is located within 2km of the River Itchen Special Area of Conservation (SAC), as noted on the accompanying Biodiversity Checklist. The nature of the development proposals however, focused only on the installation of a small sub-station, are such that there would be no impact on this designated site.
- 4.5.2 The substation installation will require the removal of a small area of hedgerow/ornamental shrubs in this location. The size/area of hedgerow is below the threshold to which the mandatory provision of 10% biodiversity net gain (as set out within Schedule 7A of the Town and Country Planning Act 1990) would apply, however local plan policy DM11 seeks to ensure a net gain of biodiversity on all development sites is achieved. Areas proposed for biodiversity enhancement and new flower planting have been identified on the accompanying Proposed Site Plan.

5. Summary

- 5.1.1 Barton Peveril College is seeking to install a new substation within the car parking area to the north of the College site. The substation is required to provide power to the new School of Art & Design (currently under construction) granted planning approval on 28th March 2023 under planning application reference F/22/94434.
- 5.1.2 Visibility of the substation beyond the college boundary is largely limited. Existing vegetation along the northern boundary of the site visually screens the substation from nearest residential views and the works are not, therefore, considered to give rise to any adverse visual impacts and namely, unacceptable impacts on residential amenity or the character and appearance of the area.
- 5.1.3 The proposed development would have no impact on access arrangements to and from the College site. The works will require the removal of 2 car parking spaces. It is considered that this minimal loss of car parking would not compromise the College's ability to provide sufficient car parking space to meet demand and the development would not result in an overspill of parking on the surrounding highway network.
- 5.1.4 With respect to noise impacts from the substation installation on nearby sensitive receptors, a Technical Note is submitted in support of the application. In summary, the noise levels from the transformer unit to be housed within the substation are low and not considered to give rise to any adverse noise impact on nearby residential properties.
- 5.1.5 The site is located within 2km of the River Itchen SAC. However, the nature of the development proposals is such that there would be no impact on this designated site. The substation installation will require the removal of a small area of hedgerow/ornamental shrubs. Areas for ecological enhancements through new flower planting are identified on the accompanying Proposed Site Plan.
- 5.1.6 The proposed development is considered to be compliant with Local Plan Policy, as well as national policy and should be considered favourably.

STRIDE TREGLOWN